

MARYLAND HISTORICAL TRUST NR-ELIGIBILITY REVIEW FORM

Property Name: U.S. Hotel Inventory Number: WA-II-853

Address: 2 - 4 South Main Street, Boonsboro, Maryland

Owner: Kevin Potts & Ralph Kreimer

Tax Parcel Number: 736 LOT 2

Tax Map Number: 601

Project: Boonsboro Streetscape - WA960A21

Agency: Maryland State Highway Administration

Site visit by: John Milner Associates, Inc.

Staff: no X yes

Name: Kerri Culhane and Rachel Mancini

Date: June 1999

Eligibility recommended X

Eligibility **not** recommended

Criteria: X A B X C X D

Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☒ None

Is property located within a historic district? no X yes Name of district: Town of Boonsboro

Is district listed? X no ___ yes

Documentation on the property/district is presented in: Boonsboro Streetscape, Alternate US 40: MD 68 to East of Mousetown Road, Washington County, Maryland, SHA Report 215 (JMA 1999) and Final Report: Architectural and Cultural Survey of Boonsboro and Clear Spring, MD (Mueller 1992).

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The first brick building believed to have been built in Boonsboro was the house of Dr. Ezra Slifer, ca. 1811, later known as the U.S. Hotel. The imposing Federal building is a two-story, five-bay, side-gabled brick structure with two interior end chimneys. The hotel was in operation by 1813. The large, two-story gable ell to the rear may have been built during the mid-nineteenth century to accommodate travelers at the Hotel. The building operated as a hotel for most of the nineteenth century before being converted to an institutional building, a private house, and now apartments. This building was determined individually eligible for listing in the National Register in 1992. The U.S. Hotel is a contributing resource to the Town of Boonsboro Historic District.

Prepared by: Kerri Culhane, John Milner Associates, Inc., VA

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended

Eligibility not recommended _____

Criteria: A B ~~C~~ D **Considerations:** A B C D E F G **None**

Comments:

Reviewer, Office of Preservation Services

Date _____

Reviewer, NR program

Date _____

**PRESERVATION VISION 2000; THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS**

I. Geographic Region:

- ☐ Eastern Shore (all Eastern Shore counties, and Cecil)
☐ Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
☐ Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
☒ Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- ☐ Rural Agrarian Intensification A.D. 1680-1815
☒ Agricultural-Industrial Transition A.D. 1815-1870
☐ Industrial/Urban Dominance A.D. 1870-1930
☐ Modern Period A.D. 1930-Present
☐ Unknown Period (☐ prehistoric ☐ historic)

III. Historic Period Themes:

- ☐ Agriculture
☒ Architecture, Landscape Architecture, and Community Planning
☐ Economic (Commercial and Industrial)
☐ Government/Law
☐ Military
☐ Religion
☐ Social/Educational/Cultural
☐ Transportation

IV. Resource Type:

Category: Building

Historic Environment: Village

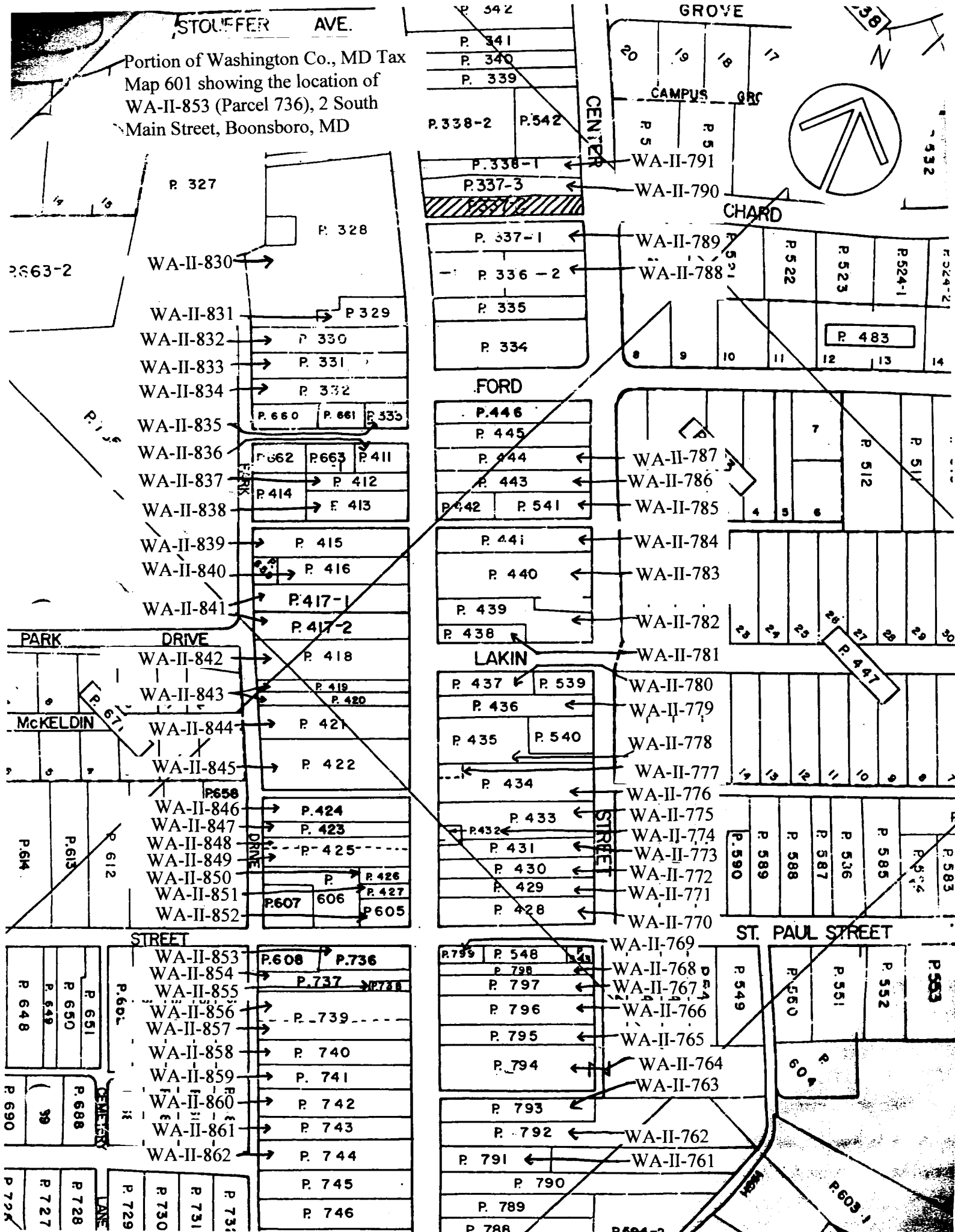
Historic Function(s) and Use(s): DOMESTIC/single dwelling/hotel; RELIGION/religious facility;

COMMERCE/TRADE/professional

Known Design Source: none

STOUFFER AVE.

Portion of Washington Co., MD Tax Map 601 showing the location of WA-II-853 (Parcel 736), 2 South Main Street, Boonsboro, MD





WA-11-853

2 S. Main St.

Boonsboro, Washington Co., MD

Kerri Suthane

6/1999

neg: MD 54B

looking SW, main building



U/A-11-853

2 S. Main St

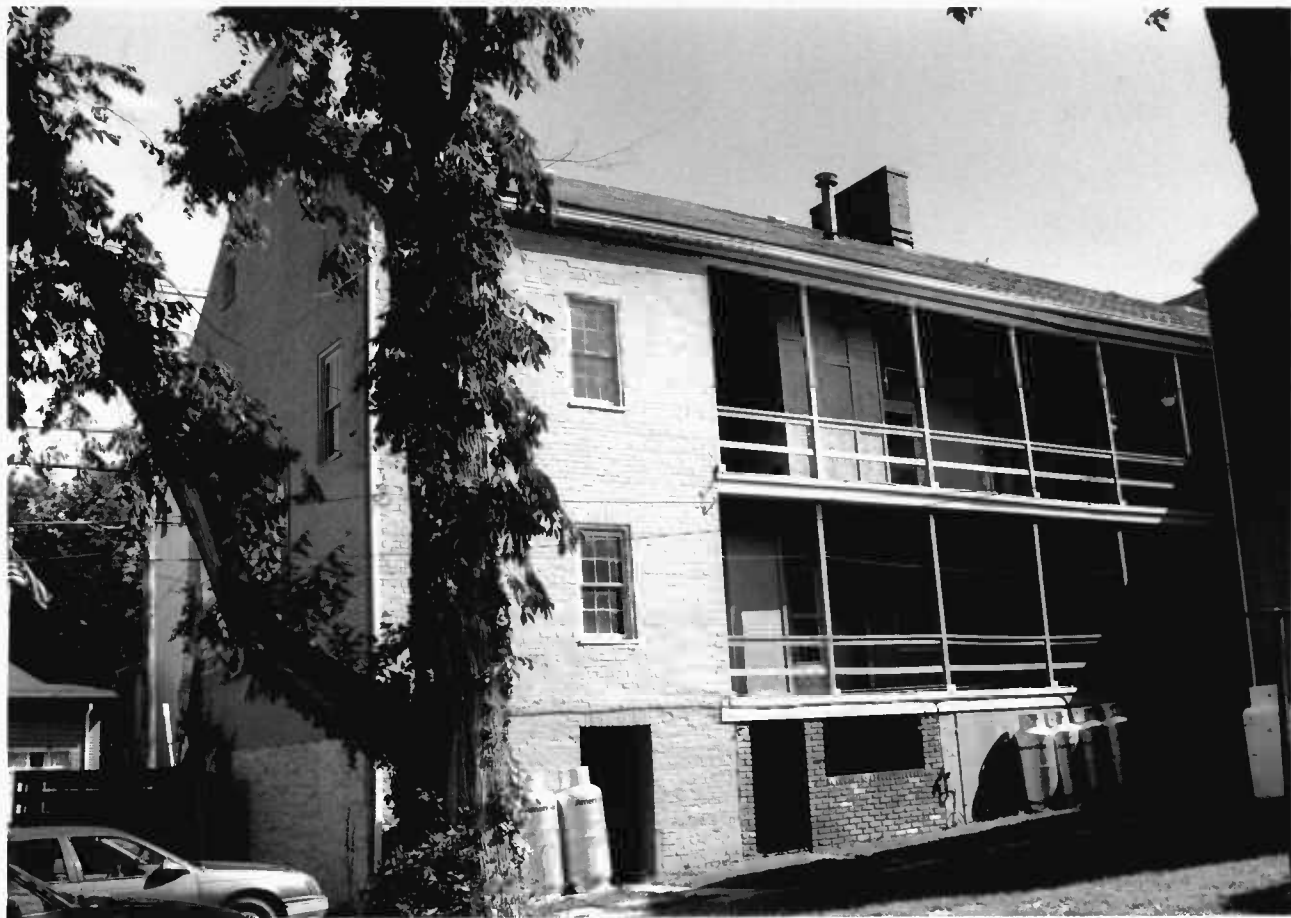
Boonville, Mo. 64608 MO

Kerr, George

6/1/88

150 MC LPO

looking NE. Main building



HA 11-853

25. Main St

Exterior - Washington Co. MD

Herri Culture

6/1994

neg. MD 54Pa

looking north, main building

SITE NUMBER: WA-II-853

ADDRESS: 2 South Main Street, Boonsboro, MD

OWNER/LOT NUMBER/ACCESS: private

BUILDING DATE: 1811

2 South Main Street is an east-facing, horizontally massed, two-and-a-half-story-plus-basement, five-bay, brick, attached, residential structure that has been subdivided into several apartments. The building is set directly at the public-right-of-way at the southwest corner of South Main and Potomac Streets. The brick, which has been painted a grey/blue, is set in flemish bond. A long, six-bay ell extends along Potomac Street. The back side of the entire building has a two-story open porch which provides access to some of the apartments. The structure's side-gable roof has two endwall brick chimneys in the front portion of the building and two additional chimneys in the ell. A slightly raised, hipped-roof porch extends across the center bays on the Main Street elevation and protects the entrance to the building. The door is located in the center bay and has four raised and recessed panels topped by a two-light transom. Fenestration includes double-hung, six-over-six windows on the first and second floor of the main section and nine-over-six windows in the ell. Soldier coursing over the windows serves as lintels. The sills are wood. There is a large parking lot at the rear of the building that once held the stables associated with the house.

According to deed research by Doug Bast, this building rests on original lot 13 that was first purchased by Daniel Stonesifer in 1792 (Liber H, Folio 115). The building was erected on the site of one of the first buildings constructed in Boonsboro--a log store that had been in operation since 1796 by Mrs. Short. The extant

structure was erected by Dr. Ezra Slifer as a house, but was later converted for use, briefly, as a female seminary. By the time of the Civil War, it was occupied by the U.S. Hotel. The 1877 map of the town indicates that it was still used as a hotel at that time. By 1897, however, according to the Sanborn map of that date, the hotel had been converted into a dwelling with a barber shop in the ell. The barber shop is no longer noted after 1904. Between 1910 and 1924, a metal garage was added to the end of the ell. This structure has since been demolished. During the first half of the 20th century, it served as the office and residence of Doctor Wade. Following his death, it was converted to multi-family use.

The building is within the Western Maryland Geographic Organization, the Development Period of Rural Agrarian Intensification, and falls within the Historic Period Themes of Economic; and Architecture, Landscape Architecture, and Community Planning.

Prepared by Julianne Mueller, July 1992

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. WA-II-853

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic U.S. Hotel

and/or common

2. Location

street & number 2 South Main Street ☐ not for publication

city, town Boonsboro ☐ vicinity of congressional district

state Maryland county Washington

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence S
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Duane S. Lawson

street & number Rt. 3 Box 42-A telephone no. 301-739-0357

city, town Boonsboro state and zip code MD 21713

5. Location of Legal Description

courthouse, registry of deeds, etc. Washington County Courthouse liber 884

street & number Summit Avenue and W. Washington Street folio 309

city, town Hagerstown state MD

6. Representation in Existing Historical Surveys

title Survey of Boonsboro

date October 1991-August 1992 ☐ federal ☐ state ☐ county ☒ local

pository for survey records Maryland Historical Trust

city, town Crownsville state MD

7. Description

Survey No. WA-II-853

Condition

☐ excellent

☐ good

☒ fair

☐ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved

date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

See attached

8. Significance

Survey No. WA-II-853

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1811

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

See attached

Survey No. WA-II-853

10. Geographical Data

Quadrangle scale _____

B

Zone Easting Northing

11. Form Prepared By

state 20008

**MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
410-514-7600**

The Setting

2 South Main Street is located at the southwest corner of South Main Street and Potomac Streets (P.736) in Washington County in Boonsboro. These streets are the principal thoroughfares in the town. Main Street is lined with commercial buildings near this intersection and Potomac Street is lined, principally, with residential structures. This building serves as an anchor at an intersection that contains two other similar structures, dating from the same period of construction.

The Exterior

2 South Main Street is an east-facing, horizontally massed, two-and-a-half-story-plus-basement, five-bay, brick, attached, residential structure that has been subdivided into several apartments. The building is set directly at the public-right-of-way at the southwest corner of South Main and Potomac Streets. The brick, which has been painted a grey/blue, is set in flemish bond. A long, six-bay ell extends along Potomac Street. The back side of the entire building has a two-story open porch which provides access to some of the apartments. The structure's side-gable roof has two endwall brick chimneys in the front portion of the building and two additional chimneys in the ell. A slightly raised, hipped-roof porch extends across the center bays on the Main Street elevation and protects the entrance to the building. The door is located in the center bay and has four raised and recessed panels topped by a two-light transom. Fenestration includes double-hung, six-over-six windows on the first and second floor of the main section and nine-over-six windows in the ell. Soldier coursing over the windows serves as lintels. The sills are wood. There is a large parking lot at the rear of the building that once held the stables associated with the house. The building attached to the south of this (6-8 South Main Street) has a contiguous roofline with this structure.

The Interior

The interior of this building has been divided into six apartments: two on each floor of the main body of the building and one on each floor of the ell. Upon entering the building, there is a small hallway with dark wainscotting that runs through the center of the building. It contains the staircase leading to the upper floors, entries to two apartments, as well as a door at the back wall that leads to the gallery that lines the south facade of the ell.

Apartment #2 was accessible. Entry to it was through an original door in the hallway that leads into what is today a living room. Originally the barroom of the hotel, it has shoulder-height wainscotting and original window and door trim. The room is two bays wide (across the front of the building), as well as two bays deep. From the living room, one enters a one-bay deep room that

once served as the taproom.¹ These two rooms are the only unaltered spaces in this apartment. The former taproom leads into a third room from which the kitchen and bathroom are accessible. A door leads from the kitchen out onto the ell's gallery. Each room contains at least one window.

The apartments in the ell open only onto the gallery. Each has six doors leading to the exterior, which are the reminders that the structure once served as a hotel and that these apartments were once divided into separate units. These rooms are now connected on the interior and not all the exterior doors are functional.

A second set of stairs is located at the west end of the ell and provides access to the gallery apartments.

The building contains a full basement and a full attic. The attic has hand-hewn beams and rafters which are pegged.

¹ The original bar is now located in the Boonsborough Museum of History.

CONTINUATION SHEET
7. DESCRIPTION

SURVEY NO. WA-II-853

MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN:

STATEWIDE HISTORIC CONTEXT

Geographic Organization: Western Maryland

Chronological/Development Periods: Rural Agrarian Transition

Historic Period Theme: Economic; and Architecture, Landscape
Architecture, and Community Planning

Resource Type:

Category: building

Historic Environment: small, rural town

Historic Function and Use: Hotel and Single-family residence

Known Design Source: unknown

8. SIGNIFICANCE

Although originally constructed as a single-family home, this building served, for many years, as a hotel for travelers along the old National Road. Its location at Boonsboro's principal intersection, made it a town landmark.

According to deed research by Doug Bast, this building rests on original lot 13 that was first purchased by Daniel Stonesifer in 1792 (Liber H, Folio 115). By at least 1796, a log structure had been erected on the site and was occupied by a store that was operated by a Mrs. Short.² This structure is believed to have been one of the first constructed in the area and predated the establishment of the town. Following Mrs. Short's death, the property was deeded to John Bratner and Henry Nyman, Sr.³

The extant structure was erected in 1811 on the newly completed National Pike by Dr. Ezra Slifer as a house for himself. According to a history of Boonsboro, this may have been the first brick house erected in the town. The history states that the bricks are believed to have been brought from England as ballast on ships.⁴ Perhaps because of its prominent location on the National Pike, the structure was destined to serve purposes other than that of a single-family residence.

Dr. Slifer sold the house soon after its construction to John Adams, a contractor with the Boonsboro-Sharpsburg Pike (Potomac Street) which was under construction at that time. Adams opened a tavern in the building in 1813, but soon sold the property to George and M. Stonebraker who constructed the ell in 1821.⁵ It is possible, based on the design of the ell, that the structure was used as a hotel at that time. Upon the completion of the ell, the building was leased to Thomas Edwards, then to Charles Perry, and then to Jonathan Shafer, a prominent Boonsboro resident who owned a large tannery. After Shafer's tenancy, the building was closed for a short time, but was reopened and used, briefly, as a female seminary which was run by William Bear and his daughters. Soon thereafter, it was converted back to use as a tavern and hotel and passed through several managements.

By the time of the Civil War, the entire structure was occupied by the U.S. Hotel with Silas Browning serving as its proprietor. According to deeds, Elie Wade purchased the property from George S.

² Walking tour brochure of Boonsboro.

³ "A History of Boonsboro, Maryland" unpublished paper by Doug Bast.

⁴ "Early History of Boonsborough" by Helen Beckenbaugh and Robert L. Wetzel, 1965.

⁵ "A History of Boonsboro", Bast.

and Rebecca Kennedy in 1868 (Liber WMcKK 1, Folio 101). Wade must have continued to operate the building as a hotel (or hired a proprietor) because the structure is still listed as the U.S. Hotel on the 1877 map of Boonsboro.

Near the end of the 19th century, the hotel converted by Dr. J. Hubert Wade (son of Elie Wade?) into his private residence and office. Wade was a prominent local doctor who served the community for over half a century. His residency is confirmed by the 1897 Sanborn map of Boonsboro that indicates that the structure was occupied as a residence, and that it also contained a barber shop in the ell. However, the barber shop is no longer noted on Sanborn maps after 1904. The property was transferred from Elie Wade to Hubert Wade and Cora W[ade?] Smith in 1905 (Liber J, Folio 350). In 1927, Cora Simpson (formerly Smith) deeded her portion of the property to Hubert Wade (Liber 177, Folio 041).

Dr. Wade must have made several changes to the interior of the building to convert it into a home. It is known that he removed the bar from the taproom, placed it in the basement, and used it as a workbench. Between 1910 and 1924, a metal garage was added to the end of the ell. This structure has since been demolished.

Upon Dr. Wade's death, the property was occupied by his housekeeper and was sold in 1959 to Alfred C. Huffer, Sr. (Liber 345, Folio 732). Huffer converted the single-family structure into the six extant apartments and sold the property in 1975 to Phillip A. Butler (Liber 601, Folio 94). It was sold by Butler to K&L Investments in 1982 (Liber 728, Folio 949). It was last sold by K&L Investments to Duane S. Lawson in 1988 (Liber 884, Folio 309).

Significance

A preliminary evaluation of the building was made in November 1991 by Julianne Mueller during a survey of Boonsboro. At that time a survey site number WA-II-853 was assigned and it was determined that the site is a contributing element to Boonsboro's historic character. A summary sheet on the building with photographs was submitted to the Maryland Historical Trust in August 1992. The summary provides a basic description of the site and places it within the Maryland Comprehensive State Historic Preservation Plan: State Historic Context (Western Maryland Geographic Organization; the Development Period of Rural Agrarian Intensification; the Historic Period Themes of Economic; and Architecture, Landscape Architecture, and Community Planning).

Upon the suggestion of the Boonsboro Historical Society, the general history of the site was researched. It was concluded that the building is an excellent example of early architecture in Boonsboro and that it was one of the principal hotels in the community. As such, it served not only Boonsboro, but the traveler on the old National Road. The building qualifies for listing on the National Register as a contributing element to the overall historical character of the town, and meets eligibility Criteria A

and C for listing on the Maryland Register.

Criterion A -- The property is associated with significant historical events. The house is one of the oldest extant structures in Boonsboro, being one of the first to be constructed in the area around the time of the founding of the town. For years it was occupied by a hotel that served the old National Road. Finally, it was the home, for many years, of a prominent Boonsboro physician.

Criterion B -- The property is not associated with a significant person.

Criterion C -- The building exhibits exceptional architectural design, method of construction, or craftsmanship, or is the product of a trained architect. As an excellent example of early 19th-century architecture, it typifies a building style and construction method found in Washington County during this period. As such, it contributes to the overall architectural character and history of Boonsboro.

Criterion D -- The property may provide important information about history or prehistory. The property has not been assessed for its archeological potential. However, the likelihood of finding objects associated with the history of the site may be high--the grounds directly behind the structure have not been significantly disturbed.

9. BIBLIOGRAPHY

Bast, Doug, personal files and "A History of Boonsboro, Maryland" unpublished paper.

Beckenbaugh, Helen, and Wetzel, Robert L. "Early History of Boonsborough", 1965.

1877 Washington County Atlas, map of Boonsboro.

Sanborn Map Company, maps of Boonsboro: 1897, 1904, 1910, 1924, and 1940.

Walking tour brochure of Boonsboro.

Washington County Deeds and Tax Records

Washington County Public Library, Western Maryland Room, general files.

3

BOONSBORO PUBLIC SCHOOL

NO EXPOSURE ANY SIDE

Scale of Feet

Copyright 1924 by the Sanborn Map Co.

MD... 501

JULY 1924
BOONSBORO
MD.

73

3

2

6" W. PIPE

MAIN

LAKIN

AV.

POTOMAC

ST. PAUL

CEMETERY

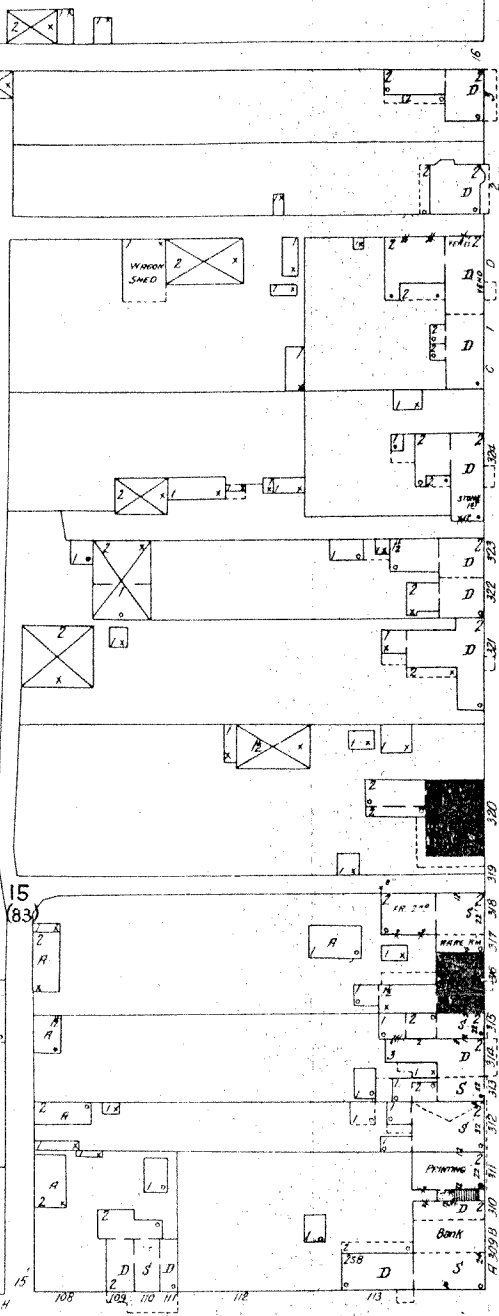
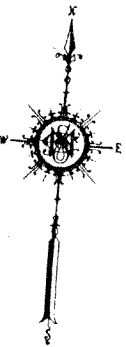
CHRISTIAN CHURCH

WA-11-353

Scale of Feet

Copyright 1924 by the Sanborn Map Co.

3



POTOMAC

18

(1)

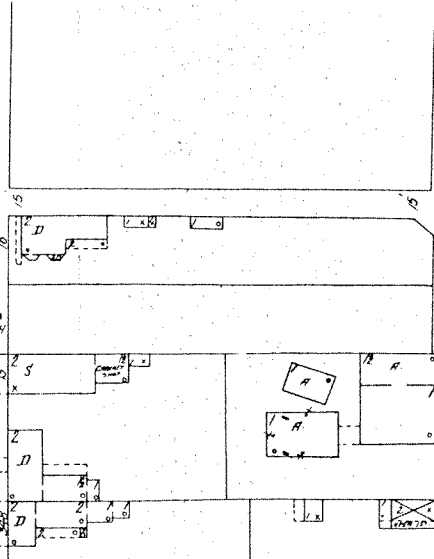
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6" W. PIPE

MAIN

6" W. PIPE

2



LAKIN

16

17

(84)

ST. PAUL

19

(2)

Sanborn Map
JULY 1924
BOONSBORO
MD.

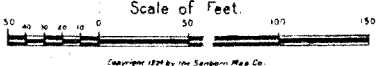
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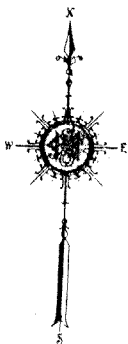
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CHRISTIAN
CATHOLIC
CHURCH

CORR. SHED



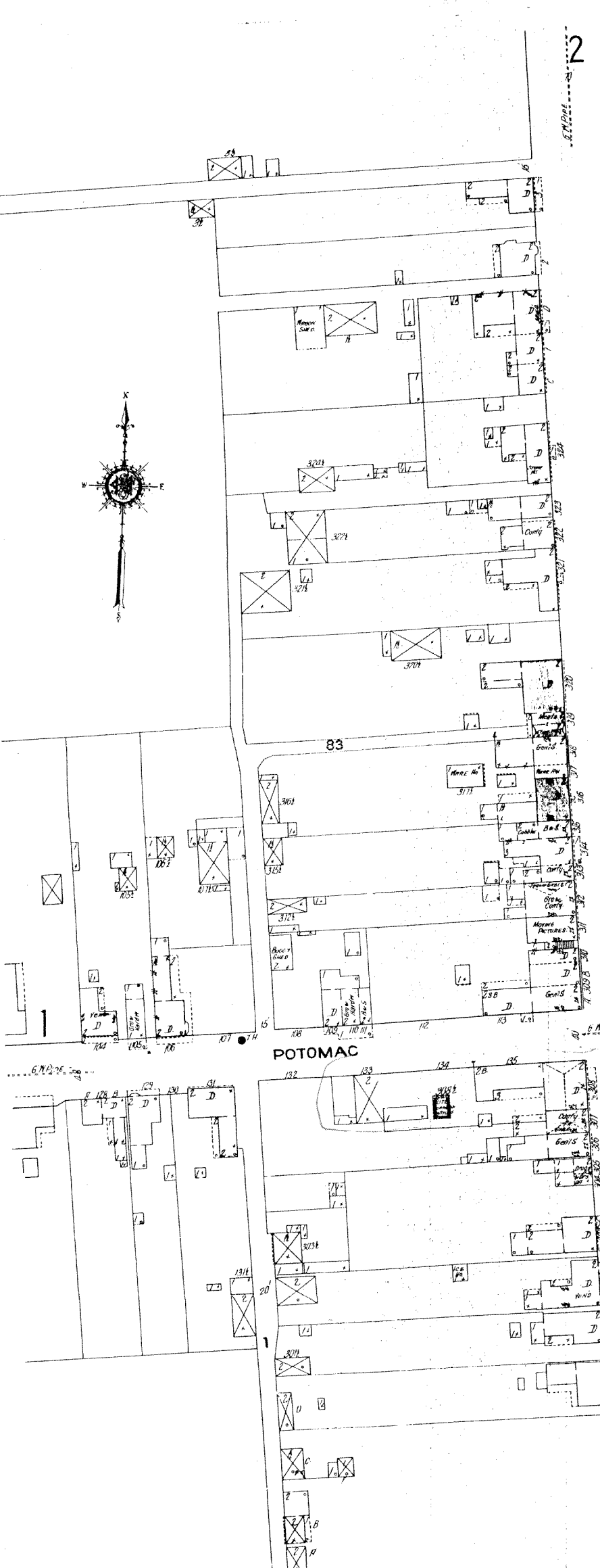
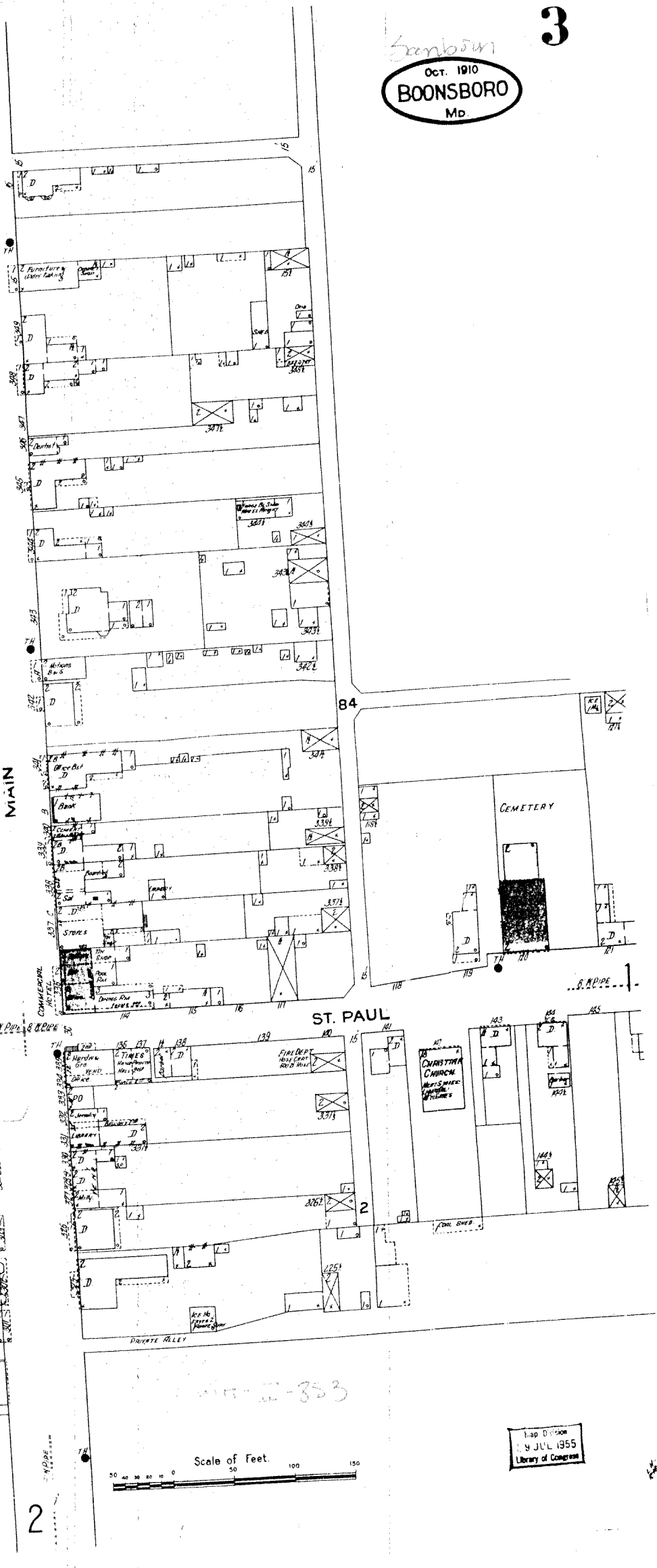
Copyright 1924 by the Sanborn Map Co.



Sanborn
OCT. 1910
BOONSBORO
Md.

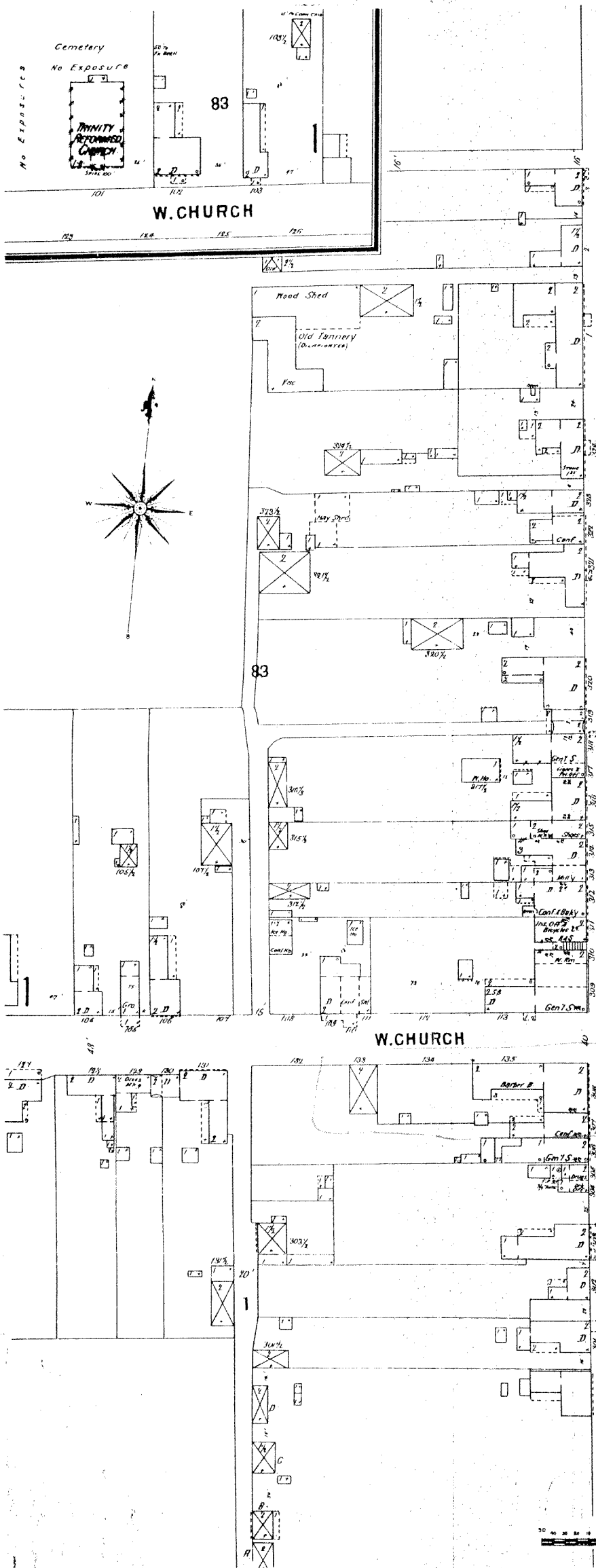
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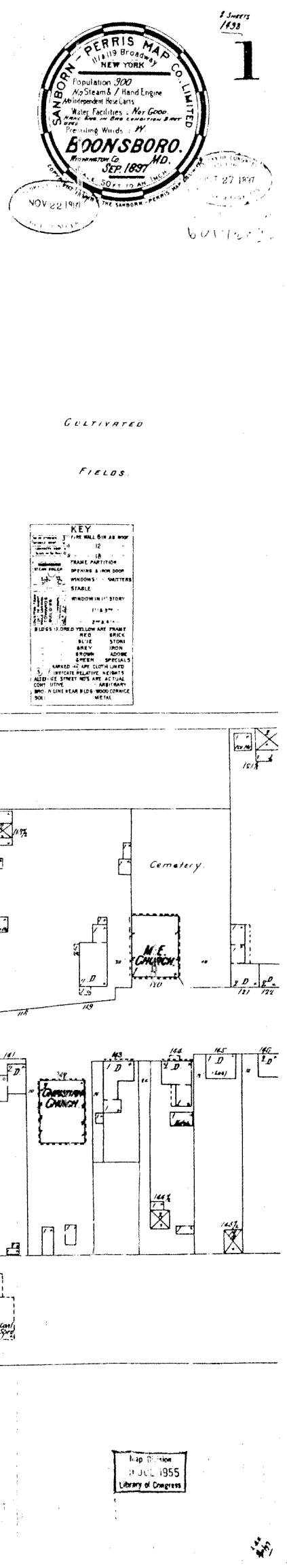
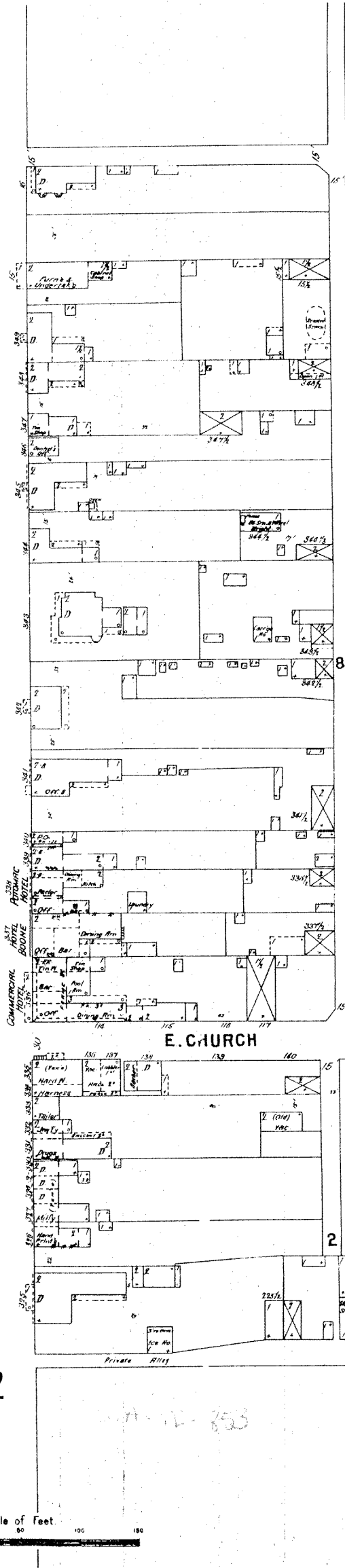
Scale of Feet.
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Map of Boonsboro
JUL 1955
Library of Congress



2
70'

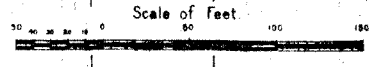
MAIN



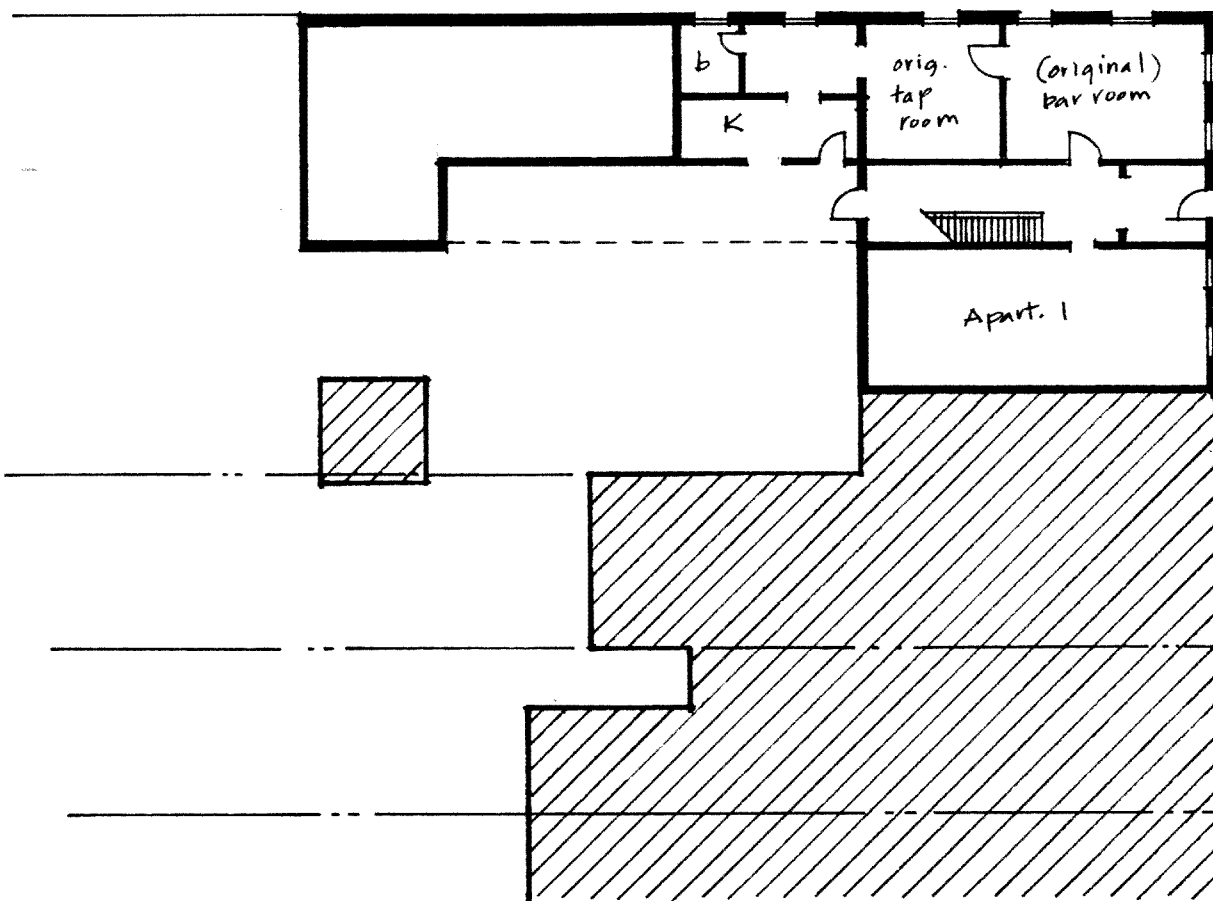
1
1897

KEY

1	Fire Hall or as roof
2	Frame Partition
3	Opening & Iron Door
4	Windows - Shutters
5	Stable
6	Window in 1st story
7	2nd story
8	2nd story
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50	2nd story



Map Division
JULY 1955
Library of Congress



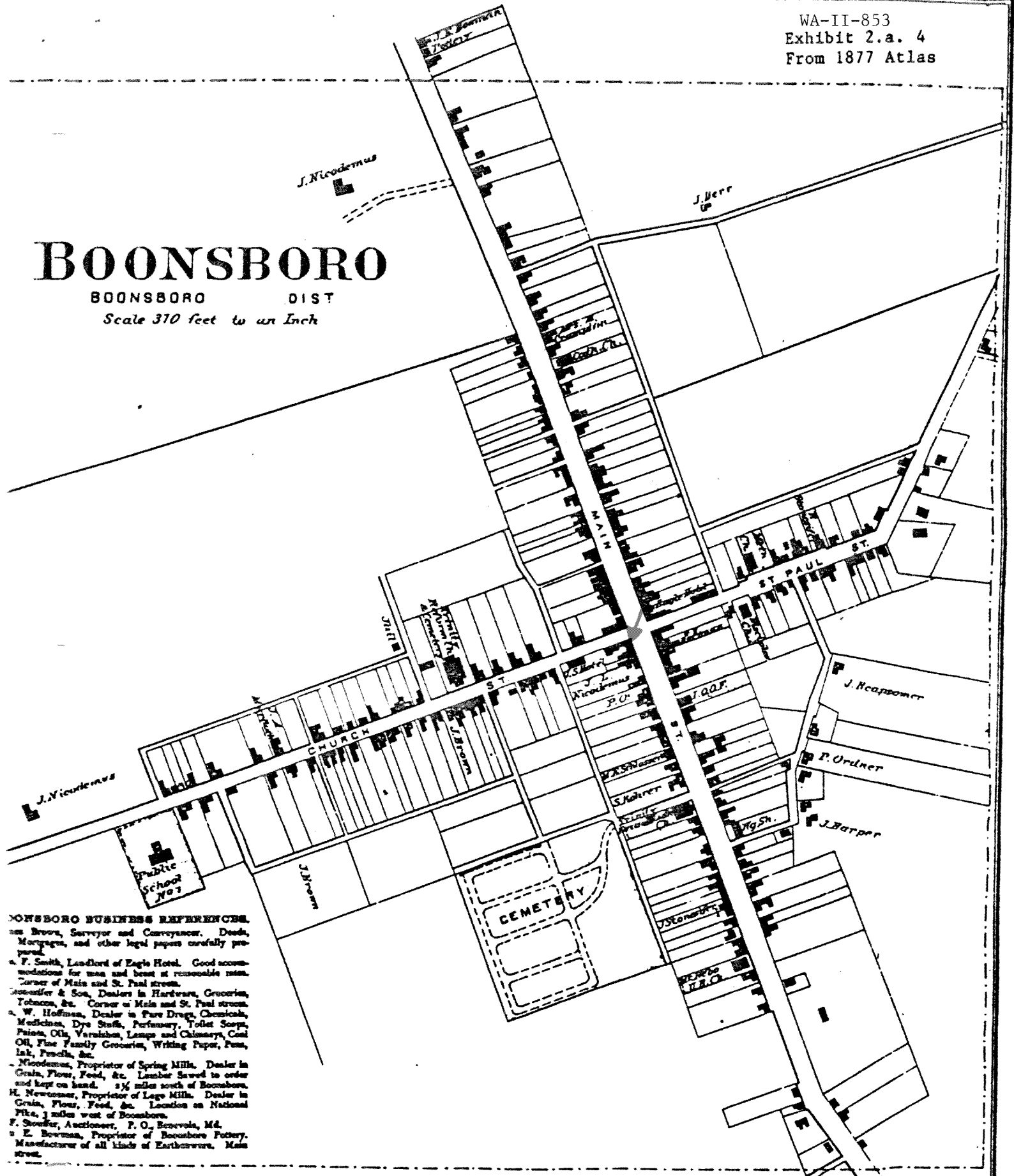
2 S. Main Street
Boonsboro, Washington Co.

WA- II- 853

BOONSBORO

BOONSBORO DIST

Scale 370 feet to an Inch



WONSBORO BUSINESS EXPERIENCES

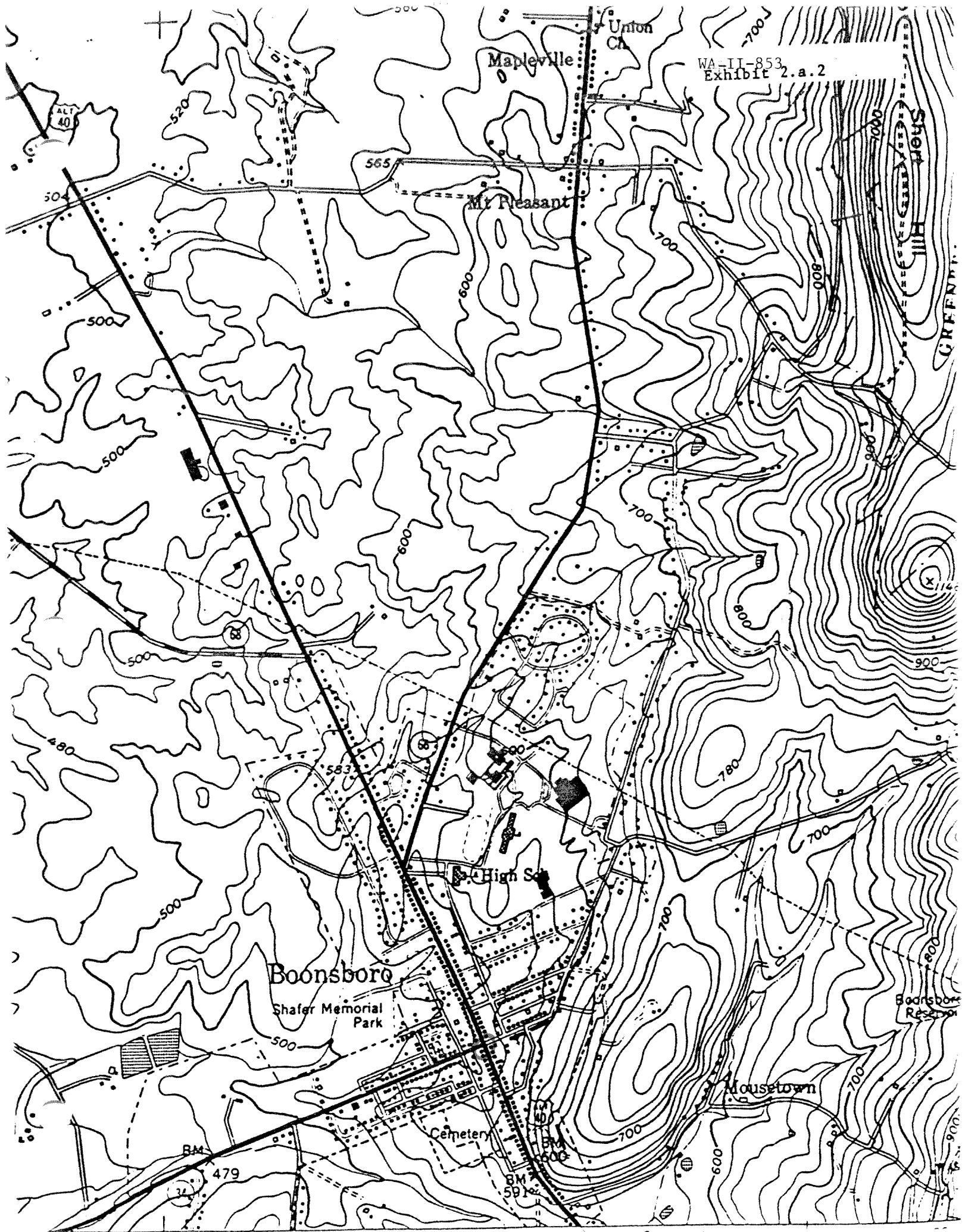
25. Brown, Surveyor and Conveyancer. Deeds, Mortgages, and other legal papers carefully prepared.
 26. F. Smith, Landlord of Eagle Hotel. Good accommodations for men and board at reasonable rates. Corner of Main and St. Paul streets.
 27. Jacobson & Son, Dealers in Hardware, Groceries, Tobacco, &c. Corner of Main and St. Paul streets.
 28. W. Hoffman, Dealer in Pure Drugs, Chemicals, Medicines, Dye Stuffs, Perfumery, Toilet Soaps, Paints, Oils, Varnishes, Lamps and Chimneys, Coal Oil, Fine Family Groceries, Writing Paper, Pens, Ink, Pencils, &c.
 29. Nicodemus, Proprietor of Spring Mills. Dealer in Grain, Flour, Feed, &c. Lumber Sawed to order and kept on hand. $\frac{1}{2}$ miles south of Boonsboro.
 30. Newcomer, Proprietor of Ledge Mills. Dealer in Grain, Flour, Feed, &c. Location on National Pike, 3 miles south of Boonsboro.
 31. Shoenberger, Auctioneer. F. O. Boersveld, Md.
 32. E. Bowman, Proprietor of Boonsboro Pottery. Manufacturer of all kinds of Earthenware. Main street.

School Complex

BOONSBORO
Washington county,
Maryland



WA-11-853
Exhibit 2.a.2





WA-II-853

2 SOUTH MAIN STREET, BOONSBORO, WASHINGTON CO.

12/91

JULIE MUELLER

LOOKING S.W.



WA-II-853

2 S. MAIN ST, BOONSBORO, WASH. CO.

6/92

JULIE MUELLER

LOOKING north

... YOU JUST MISSED!

Red Byrd

Restaurant & Motel

2½ MILES BACK

Home Style Cooking/Family Atmosphere



STOP
FOR
RED

WA II-853

2 S. MAIN ST., BOONSBORO, WASH CO.

6/92

JULIE. MUELLER

LOOKING last



WA-IT-853

2 S. MAIN ST, BOONSBORO, WASH. CO.

6/92

JULIE MUELLER

LOOKING east